



Agenda for Meeting 13-2016

CITY OF ROCKVILLE PLANNING COMMISSION

Charles Littlefield, Chair

Anne Goodman	Jack Leiderman
Don Hadley	Gail Sherman
David Hill	John Tyner, II

Wednesday, July 13, 2016
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. RECOMMENDATION

[Zoning Text Amendment TXT2016-00244](#), further consideration and recommendation (tabled by the Commission on May 11, 2016; discussed further on June 22, 2016) - To allow the installation of small cell wireless antennas in all zones with a limitation on antenna size and with a minimum height of 15 feet. Verizon, dba Cellco, applicant. The Commission will make a recommendation to the Mayor and Council. Zoning Administrator: Deane Mellander, 240-314-8224.

II. REVIEW AND ACTION

[Time Extension for STP2014-00184](#), Enterprise RAC Company of Maryland LLC, the first of two (2) time extensions, to allow for the change of use of the existing building from a used car sales facility to an automobile rental facility and minor site improvements in the MXCD Zone at 702 Rockville Pike. Planner: Nicole Walters, 240-314-8215.

III. DISCUSSION

WORK SESSION – DRAFT BIKEWAY MASTER PLAN UPDATE

The Planning Commission will hold a work session on the draft Bikeway Master Plan to review

public comment that was submitted, to review proposed routes, and to provide guidance for possible changes to the draft plan. Senior Transportation Planner/Bicycle and Pedestrian Coordinator: Kevin Belanger, 240-314-8509.

IV. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business – Observations regarding the reversal of presentations by staff and applicant from June 8 meeting.
- D.** Minutes – May 11, and May 25, 2016 meetings
- E.** FYI Correspondence

V. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

July 27, 2016
August 3, 2016
September 14, 2016

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since June 21, 2016:

- STP2016-00292, Rockville Blades, LLC, 50 Southlawn Ct., for the parking lot re-configuration
- STP2016-00293, King Farm Village Center, 300 King Farm Blvd., Minor Site Plan application has

been filed to reconfigure the entry/exit gate arms

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.